

**CITY OF NORTH BONNEVILLE
ORDINANCE NO. 970**

**AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE, AMENDING
NORTH BONNEVILLE MUNICIPAL CODE CHAPTER 20.36 (I/BP)
INDUSTRIAL/BUSINESS PARK BY AMENDING SECTION 20.36.040
PROPERTY DEVELOPMENT STANDARDS.**

WHEREAS, the City of North Bonneville, after careful consideration and study, has determined that updating the property development standards for the (I/BP) Industrial/Business Park zone is needed, and

WHEREAS, setbacks and landscaping within the (I/BP) Industrial/Business Park zone need to more adequately screen development with other surrounding zones, and

WHEREAS, the City Council held a public hearing on December 14, 2010, and

NOW, THEREFORE, the City Council of the City of North Bonneville does hereby ordain as follows:

**Section 1. NBMC Section 20.36.040 Property development standards
Shall be amended as follows:**

All development within the Industrial/Business Park zone shall conform to all city ordinances pertaining to building standards, construction, site and building plan review, public safety, setback requirements, and the following:

A. Building Design and Finish. Exterior walls of all buildings shall be of a material that is harmonious with the local setting and contributing to the overall architectural character of the area. Exterior material should be similar, but not limited to, exposed concrete aggregate, stucco, glass, architectural metal, brick or other pre-finished material found acceptable by the City's Planning Commission. Concrete, concrete block or wood siding are also acceptable materials for exterior walls. All exposed surfaces shall be earth tone in color. Metal surfaces shall be matte finished so as not to create a glare. Any other material is subject to the Planning Commission's approval. This also applies to all mechanical equipment, vents, and metal flashings on the building or roof surface. All exposed metal surfaces shall be a matte finish of an earth tone color. Mechanical equipment, vents, and metal flashings on the building or roof surface shall be a matte finish to prevent glare.

B. Setbacks. Front yard (that side of the building that faces the primary entrance way to the building) shall be twenty-five (25) feet; sides, eight (8) feet; rear, ten (10) feet. The setback for any yard that is adjacent to a residential area, a different zoning area, or a public roadway/highway shall be a minimum of fifty (50) feet and shall consist of appropriate landscaping as described within this section to screen the industrial use/activity from the public view. On corner parcels (bordered by two or more streets) within the Light Industrial/Business Park zoned areas, there shall be one front yard established, and the remaining

sides shall be side yards. The minimum setbacks shall follow the front and side requirements.

C. Parking Areas. Off-street parking shall be provided, sufficient for all employees and expected visitors/customers at any one time, and for all vehicles such as trucks, vans, cargo containers used by the industrial activity at the site. All vehicles will be parked within the industrial site. No off-site, on street parking will be allowed at any time. Parking shall be designed and built to allow easy and safe egress for all vehicles and allow adequate access for fire and emergency vehicles at all times. Parking areas will also be landscaped providing trees and shrubs among the vehicle parking area to break-up the number of parking spaces and provide an aesthetically pleasing appearance.

D. Loading Zones. Adequate loading areas shall be provided on each site. All loading areas within parking areas shall be located to minimize viewing from adjacent properties and roadways. They shall be screened from horizontal view with the use of dense landscaping, mounds, view screen fencing, or other approved means.

E. Paving. All roadways, pathways, and parking and loading areas shall be paved with concrete or asphalt paving conforming to city standards. Roadways shall be designed to carry the weight of the largest delivery trucks expected in normal use, or the weight of the city fire trucks, whichever is greater. The perimeter of all paving areas shall have concrete curbs throughout.

F. Lighting. Site and building lighting shall be designed to minimize glare or objectionable effects to the adjacent properties. Residential neighborhoods are of particular concern. Site-lighting poles shall not exceed twenty (20) feet in height and shall direct light downward. Lighting sources viewed from above or below on an adjacent property shall be shielded. Building lighting is to be concealed and indirect. Lighting in service areas is to be contained to conceal visibility of light sources from street and adjacent property. Site lighting is to be designed to provide uniform distribution, and the light levels shall be adequate for reasonable security and safety on the premises.

G. Materials and Equipment Storage. Outside storage is permitted in designated areas and shall be screened from public view by fencing or landscaping.

H. Maximum Building Height. Buildings shall not be greater than forty (40) feet in height.

I. Walls and Fences. Walls or fences shall not be higher than ten (10) feet.

J. Landscaping. Landscaping material shall not obstruct accessibility to buildings by fire trucks or other emergency vehicles. Commercial or industrial development shall landscape and/or screen their uses from other adjacent zoning districts. Landscaping plans shall be provided as part of the site and building plan review process. A twenty-five (25) foot minimum landscaped planting strip shall be required adjacent to building facades facing a different zoned area, especially any residential zoned area, and any public street/highway outside the Light Industrial/Business Park zoned areas so as to screen the Light Industrial/Business Park area from public view. Curvilinear design and tree groupings are encouraged to create interest and variety. Plantings shall be of a type indigenous to the area such as fir, pine, cedar and oak. Initial plantings shall be such height, diameter and quantity as to immediately provide a screen

between the industrial site and the public. Landscaping shall not be required between buildings within the Light Industrial/Business Park zoned areas except as stipulated above.

K. Waivers. Variation from the stated setbacks and landscape strip sizes may be allowed by the Planning Commission if the Light Industrial/Business Park parcel is affected by development constraints such as wetlands; there is an excessive amount of cut or fill required; or, the parcel size is of such size as to prevent development if the setbacks and/or landscaping strip sizes are enforced. The Planning Commission will consider alternative setbacks and/or landscaping strips as presented by the owner/developer and render a determination for waiver after considering the impact such a waiver will have on adjacent properties and zoning, and the general appearance of the surrounding area.

L. Landscape maintenance. Owners shall maintain the landscaping in a healthy and neat manner. When installation of landscaping is required by this title, to assure survivorship of new plantings, the owner shall be responsible for the monitoring, maintenance and replacement, if necessary, of new landscaping to assure 100 percent survivorship for trees and 90 percent survivorship for shrubs and ground cover. The mandatory maintenance of landscaping for a one-year period shall be assured by the owner/developer prior to the issuance of a certificate of occupancy by requiring one of the following options, subject to the approval of the city as legal form prior to acceptance:

1. The depositing with the city Clerk/Treasurer of a certified or cashier's check for 150 percent of the estimated cost of landscaping, as approved by the City Planning Commission.
2. The posting of a performance bond 50 percent of the estimated cost of maintenance as approved by the City Planning Advisor.
3. Filing with the city through the City Planning Commission of a service contract for maintenance of the landscaping.
4. Such other written commitments that will assure satisfactory maintenance of landscaping.

M. Developed Area. An industrial/business park lot may not have a developed area of more than eighty (80) percent, leaving a minimum of twenty (20) percent for open space, green area and landscaping.

N. Utilities. All electrical, telephone, and other utilities shall be underground.

O. Signs. Signs relating to the business and activity housed in the business park are allowed, subject to the following restrictions. Signs close to the ground and no higher than three feet are acceptable. Signs shall be may also be affixed to the sides of the building. Those off of the building and close to the ground shall be no larger than twenty-four (24) square feet. They Those signs affixed to the building shall are to be no larger than thirty-two (32) square feet. and Signs may be illuminated. Flashing or moving signs are not allowed. No other signs are allowed except for a business park directory/identifier sign. listing all businesses at the entrance. The directory/identifier sign shall be no higher than eight (8) feet in height and shall be located so as not to create a safety issue. Flashing or moving signs are not allowed.

P. Solid Waste. Solid waste shall be confined within fenced enclosures or suitable containment, not visible from the roadway.

Section 2. Severability.

If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date and Publication.

This ordinance shall become effective five days after its passage by the City Council, approval by the Mayor, and publication as provided by law.

PASSED BY THE CITY COUNCIL ON _____, 2010.

Don Stevens, Mayor

ATTEST:

John Spencer, City Clerk

APPROVED AS TO FORM:

Teunis J. Wyers, City Attorney

Published:
Effective Date: